

Step into luxury: choose your spacious acreage home

Embrace the natural beauty of the Calgary countryside. Acreage homes offer freedom, tranquility, magnificent scenery and mountain views. From a quarter acre to sweeping four acre lots; consider these beautifully appointed homes.



Springbank \$719,000
24152 Range Road 31A

3.88 Acres, just minutes from West Hills shopping & a quick commute to downtown, perfect for horse/nature lovers! A gorgeous fenced parcel w/ panoramic mountain views, 3650' 2 stry, built in 1998 but designed to reflect turn-of-the-century grandeur, 5 BR+Bonus Rm, neutral décor w/ rich hardwood floor, wainscoting, cornice mouldings, French doors, wonderful country sized kitchen.



Elbow Valley, \$749,000
3 Golden Aspen Crest

A charming country home! This 1985' bungalow has a fully developed walkout basement for a total of almost 4000' of living space + a triple attached garage! It's an open plan with a huge formal dining room, gable vaulted Great Rm w/ fireplace & large windows to enjoy the tranquil views over the greenbelt, master BR w/ clawfoot tub in ensuite + 2nd BR w/ full ensuite, 2 more BR down.



Bears paw \$795,000
31189 Woodland Way

Incredible new home on a lovely, rolling 4 acre parcel backing east into the woods! This hillside bungalow offers 2471' on the main floor with an additional 1534' dev'd in the walkout basement. Open, plan, high ceilings, rustic arts & crafts style home w/ 10'-14' high ceilings, rich cherry cabinetry & flooring, granite counters and vanities, 2+2 BR & den, triple attached garage.



Elbow Valley \$798,000
104 Whispering Woods Terrace

3123 sq. ft. 2 storey with triple attached garage and walkout basement! This stunning Elbow Valley home is just a short walk to the lake and playgrounds and offers high & vaulted ceilings, cornice mouldings, ivory millwork, open staircase w/ custom iron spindles, antiqued maple kitchen with granite counters, 3 BR + den, bathrooms with granite vanities, charming, a touch of Tuscany!



Elbow Valley \$889,000
319 Snowberry Place

Named "Best New Community in Canada 2004"! Wonderful 3631' 2 storey backing onto a greenbelt, like a show-home with high ceilings, cornice mouldings, ivory millwork, antiqued cabinetry, granite counters & vanities, maple floors, huge butler's pantry, den w/ built-ins, fabulous laundry & sewing room, Bonus Rm, vaulted Master Suite w/ fireplace shared w/ ensuite, 2 more BR w/ Jack & Jill ensuite.



Elbow Valley \$895,000
207 Winding River Point

Almost 5500 s.f. of luxurious living space! This nearly new 2 storey offers over 4000' above grade + 1455' in the developed walkout basement (with a full kitchen and separate entryway ideal for nanny or mother-in-law). Finishing details include high ceilings, open string staircase ivory millwork, maple cabinetry & built-ins, 2 steam showers, 3 stone fireplaces, 4 BR, den & bonus room!



Bears paw \$995,000
12 Woodland Rise

Incredible 4.5 acre lot with fantastic landscaping featuring ponds, waterfall, extensive patios, camp-fire area, children's playground, mature trees, barn & fenced livestock pens! Huge ranch style home offering 3836 s.f., up + fully developed walkout for a total of almost 7000 s.f. of living space w/ 7 BR + loft/office with high ceilings & windows, master suite w/ private deck & hot tub, oversized triple garage.



Elbow Valley, \$995,000
23 Snowberry Gate

Spectacular tudor style 2 storey offering over 4400 s.f. of living space plus fully developed basement for a total of almost 5800 s.f. of elegant living space. Impressive circular foyer with sweeping open staircase & turret ceiling, formal Living rm & dining rm w/ coffered ceiling, hardwood flrs, fabulous kitchen w/ 9' long island, semi-circular nook opening to large west backyard, 4 BR + den & 30' long bonus room (could be 2 more BR & bath).

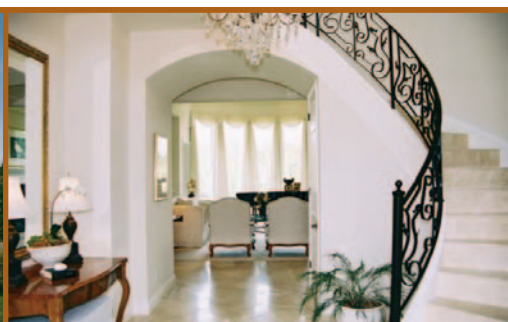


Elbow Valley \$1,090,000
283 Snowberry Circle

Beautifully designed traditional centre hall plan by Georgian Bay, ideally located on quiet cres. backing an aspen grove. Finishing details include grand formal rooms with coffered ceilings, open switchback staircase with iron spindles, ivory-toned millwork & raised panel doors, extensive wainscoting, attractive mix of



antiqued/maple/mahogany cabinetry & built-ins, granite counters & vanities, granite & stone fireplaces, Brazilian cherry & tumbled limestone flooring, textured Barber carpeting, elegant lighting & plumbing fixtures, top-line appliances. 3532' + fully finished walkout for a total of over 5500', triple garage, 4 BR, 2 dens, fabulous kitch w/ distressed French country style cabinetry & granite counters!



Bears paw \$1,275,000
7 Cheyanne Meadows Way

Beautifully designed executive residence on 3.4 acres in prestigious Church Ranches, one of a kind w/ elegant southern charm! Plan offers grand foyer with sweeping limestone staircase, elegant dining room, gourmet's kitchen with walk-in + butler's pantry, family Rm

w/ 2 sets of French doors, Library with built-ins, main flr. master BR with private deck & unsurpassed ensuite boasting marble vanities & fir, jet tub, shower with dual heads & huge His/Hers walk-in closets, Upper play room, 2 BR plus 4th BR w/ ensuite, in a wing. Dev'd walkout features Games Rm/Rec Rm, huge 2nd den, 2 BR, lounge & incredible media Rm! triple garage, central air conditioning, just a few minutes away from Crowfoot Centre.



Stone Pine \$2,750,000
43 Granite Ridge

New home in gated "Stone Pine". Spectacular walkout bungalow offering over 6000 square feet of total development, set on the ridge with panoramic City-to-Rocky Mountain views. Finishing details incl, beamed & hemlock ceilings, walnut paneling & built-ins, marble counters/vanities, mosaic, limestone, travertine & wal-

nut flrs, 2 interior + 2 exterior fireplaces, total of 6 TVs. Foyer with dramatic hemlock ceiling & glass window-wall, huge formal living & dining rooms with 12-ft "tray" ceiling, gourmet's kitchen with beamed ceiling, family Rm w/ media centre, library with mosaic flooring, superb master wing boasting retreat, ensuite spa & dressing room. Developed walkout, total of 4 bedrooms.

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With golf course or water views



Patterson Lofts \$169,900
#101, 6550 Old Banff Coach Rd, SW

The biggest patio in the complex (15 x 22'!) This super-spacious 1151' property is a corner unit so has large windows with both south & west exposure, high ceilings, fireplace, laminate wood & plush carpet flooring, rich maple cabinetry, white millwork, 2 BR, 2 Baths (jet tub ensuite), kitchen with moveable island, lunch bar & top-of-the-line appliances. Includes in suite storage & laundry, heated parking.



Richmond Hill \$284,900
107 Sierra Nevada Close, SW

Absolutely charming 3 Bedroom 2 stry set on a quiet crescent, backing onto a greenbelt with a walking path, the perfect location for a young family! Features main fir den, bright white kitch w/ lots of counter space & separate telephone desk, dining nook overlooking beautifully landscaped backyard & greenbelt, lg mstr BR & ensuite bath, dev'd bsmt w/ 4th BR & play Rm.



Springbank Hill \$289,000
50 Spring View, SW

Bright & well kept 2 storey on cul-de-sac with nicely landscaped south backyard! This 1900' 2 st. offers 3 BR + large upper Bonus Rm w/ bay window. It's an open plan w/ Great Room w/ corner fireplace, formal Dining Rm, white island kitchen, extensive ceramic flooring, patio doors open to huge 2 tiered deck, easy care yard. Developed basement w/ Rec Rm, room for 2 more BR & lots of storage.



Sienna Park \$329,000
27 Sienna Ridge Bay, SW

A wise investor said to "buy the lowest price home on the nicest street possible" and here's your chance! Surrounded by \$500,000+ homes this 3 BR 2107' 2 stry has a lovely west yd w/ gorgeous (& expensive!) stone patio. Grand foyer w/ high ceilings, skylight, hardwood floor, formal DR w/ pillars, white kitchen w/ island & separate telephone desk/eating bar, wonderful mtn view from upper BR.



Strathcona Park \$339,000
195 Strathaven Circle, SW

Immediate Possession! Just steps to public & separate elementary schools in much sought after Strathcona Park, on a quiet crescent backing west onto a park! 2404' 2 storey with 4+1 BR, main floor den, hardwood thru most of main floor, vaulted Family Room, European kitchen w/ island & hardwood floor, formal LR & DR, basement developed w/ 2nd family room/billiard room, 5th BR & full bathroom.



Strathcona \$419,000
1581 Strathcona Drive, SW

Former Cidex-built showhome, 2306 sq.ft. 2 storey, soaring 2 storey height ceilings, windows & built-ins in Great Rm, rich dark hardwood & elegant tile flooring, main floor den & formal dining room, gorgeous kitchen with granite countertops, eating nook w/ windows on 3 sides looking out to the beautifully landscaped backyard with huge deck, 3 upper BR, designer window coverings.



The Hamptons \$535,000
4642 Hamptons Way, NW

What a location, this 2380 s.f. 2 storey with fully developed walkout basement is ideally set on quiet street and is both backing & fronting onto the golf course and offers wonderful views of the water features! Plan offers tiled foyer w/ open & curved staircase



w/ maple & iron spindles, vaulted Formal Liv Rm, formal dining room, island kitchen w/ walk-in pantry & stainless steel appls., boxed-out nook w/ French door to deck w/ Plexiglas deck, Fam Rm w/ soaring 2 stry height ceilings, 3 sided f/p & built-ins, 3 upper Br incl Mstr suite w/ sitting room to enjoy the views, dev'd walkout w/ Rec Rm, 5th BR & full bathroom.



Sold at 99% of list price

Strathcona \$449,000
14 Strathlea Crescent, SW

This one has it all! Beautiful 2 storey with 3+1 Bedrooms, upper Bonus Room, fully developed "daylight" basement (huge windows, almost a walkout basement) and fully landscaped & fenced south backyard! This Cidex-built home offers extensive hardwood flooring, stairways with iron railings, island kitchen w/ eating bar & wonderful walk-thru butler's pantry.



Springborough \$449,000
157 Springborough Green, SW

Bright & beautiful new home set on a pie lot w/ sunny south backyard & adjoining walking path! This home is walking distance to Westside Rec. Centre & a quick commute to downtown, offering 3 BR + huge upper bonus Room. Features Brazilian Cherry hardwood flooring, granite counters, maple cabinetry (some with glass fronts) & built-ins, 2406 s.f., undeveloped basement with large windows.



Listed & sold to my buyer

Sienna Park \$495,000
327 Sienna Park Bay, SW

Cul-de-sac location walking distance to parks, skating rink & elementary school! 2335' 2 storey with fully developed walkout. Offering 3+1 Bedrooms & 2 dens, rich oak cabinetry & granite counters in the kitchen, huge Master Bedroom & adjoining sitting room w/ 3-sided fireplace that opens to the foot of the jetted tub in the ensuite, beautiful pie lot w/ pond, outdoor fireplace & heritage stone patios.



Discovery Ridge \$535,000
12 Discovery Ridge Rise, SW

Superb location, quiet street, fronting lovely wrought iron fenced park and backing greenbelt! This 2571' 2 stry is almost new & offers high ceilings, full main fir w/ heated limestone tiles, maple kitch w/ huge island & walk-thru pantry, vaulted flex Rm, 3 spacious upper BR incl master suite w/ views of Griffiths Woods Pk, lg bonus rm w/ high north/south windows, walkout w/ in-floor heat!



Christie Estates, \$599,000
204 Christie Knoll Point, SW

Exquisitely upgraded Georgian style 2 storey w/ full brick exterior! 2675' + developed basement, 4+2 BR, sweeping curved stairway, high end California shutters, rich oak flooring, white kitchen w/ granite counters open to family room w/ brick f/p, beautiful formal sitting room & formal dining room with French doors, ivory millwork, cornice mouldings & designer paint colors!



Sold at 97% of list price

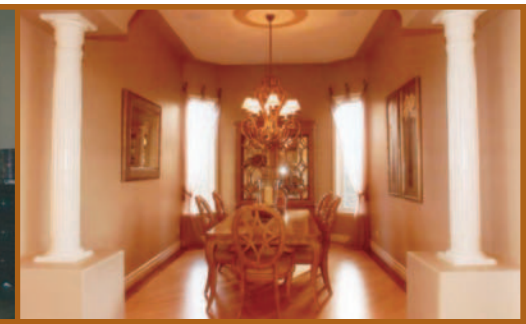
Discovery Ridge \$599,000
86 Discovery Ridge Boulevard, SW

Walkout bungalow with full wall of windows to enjoy the tranquil views into the south backyard, natural treed greenbelt & Griffiths Woods Environmental Reserve! This 1536 sq. ft. bungalow w/ developed walkout offers almost 2700' of development! Contemporary elegance w/ deep toned hardwood floors, clean lined built-ins & sleek Kitchen w/ granite countertops. 2 BR & den.



Lynx Ridge \$875,000
106 Lynx Meadows Drive

Just minutes from Crowfoot Centre but in a scenic country setting both backing & siding onto the golf course at Lynx Ridge! This 2498 + 2060 s.f. former showhome has a developed walkout, triple attached garage and its own sport court (tennis or basketball) in the



south backyard. Plan offers lg foyer w/ open switchback staircase to walkout, huge central Great Rm w/ f/p, formal dining room boasting inlaid hardwood flooring, rich maple kitchen w/ granite countertops and centre island, main floor den, master suite w/ jet tub ensuite & separate access to the deck, 2nd Br, walkout level developed w/ media room & billiards room w/ wet bar, 3 more Bedrooms & full bathroom. Immediate possession available!



Spring Haven, \$625,000
38 Strathridge Grove, SW

The very best location in Spring Haven, backing onto and with gorgeous views of the natural treed green! The 2447' 2 stry has a fully dev'd walkout bsmt and a beautifully landscaped 56' x 117' lot w/ south backyard. Features open string curved stairway w/ hardwood treads, vaulted Liv Rm, formal Din Rm, island kitch, main fir den, 3+2 BR, walkout w/ Billiards/Fam Rm, triple garage.



Springborough \$675,000
102 Springborough Green, SW

Backing treed greenbelt, panoramic mountain views; This new home is in a beautiful setting to enjoy the fall colors and snow capped peaks! 2558+ dev'd walkout for a total of 3695' w/ hardwood floors/stairs, high ceilings, very open main floor w/ den, maple & granite kitchen, 3 upper Br incl. Master suite w/ sitting Rm, Walkout dev. offers 4th BR, den + games Rm.



The Summit \$750,000
3080 Signal Hill Drive, SW

Wow, you won't believe the breath-taking, panoramic views from both levels of this stunning walkout bungalow! Set high on the hill in "The Summit" on a huge lot (73' x 131') and offering 2354' on the main floor +1557' developed in the walkout & featuring high & coffered ceilings, etched glass, hardwood floors, extensive built-ins, curved stairway, media Rm, 3 BR + den.



Patterson \$849,900
14 Patterson Close, SW

Superb location, city views & park-like setting both in back & front! This 3627' 2 stry (+ fully dev'd walkout) backs into the naturally treed ravine & fronts a large treed island. Such an elegant home with rich finishing, grand sweeping staircase with custom iron spindles, high ceilings, large formal rooms for entertaining, high windows to enjoy the views, 4+2 Br & den, incredible perennial gardens!



The Slopes, \$995,000
86 Slopes Point

You must see the spectacular Elbow River Valley & Rocky Mountain views from both levels of this new hillside bungalow! 2585 s.f. on the main floor + dev'd walkout basement for a total of 4400 s.f. with a total of 5 bedrooms, open plan main floor w/ den, great room, island kitchen, master BR w/ fireplace, lower games room & media room, huge 20' long front deck with Plexiglas surround, triple underdrive garage.



Sold at 96% of list price

Spring Valley Estates \$829,000
3371 77 Street, SW

Superb location at the top of the hill in Spring Valley Estates with panoramic city, valley & mountain views! Although "new" this home exudes old world charm; the large foyer is open to the impressive maple & iron staircase with upper level "catwalk", the formal dining room has a coffered ceiling and the sitting room has 11' high ceilings. this 3530 s.f. 2 storey has a 4 car garage, partially developed walkout basement, air conditioning, in-floor heat in bathrooms & walkout, granite countertops & vanities, antiques maple & cherry cabinetry, 4 Bedrooms, den & bonus room.



Heritage Pointe \$1,250,000
20 Heritage Lake Boulevard

Superb location backing onto the lake at Heritage Pointe, just minutes from Calgary via new Deerfoot extension, never occupied, former showhome, 3373 s.f. bungalow w/ fully developed walkout basement offers nearly 5000' of luxurious living space with oversized triple garage, huge bonus room and your own private dock!



Elegant French Country style country chateau boasting grand principle rooms, high & vaulted ceilings, ornate cornice mouldings, rich millwork, exquisite built-ins, extensive hardwood flooring and huge windows to enjoy the lake views. Features deep stained maple kitchen w/ granite counters & fireplace, separate master bedroom wing, walkout dev'd w/ media room, wine room & home gym.